

LOT 8
IN OR 1529/468
MANUCY POINTE PB 7/215

LEININGER MARVIN J & ELAINE R
95029 MANUCY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-037P-0008-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		10	ABOVE AVG 100		
Roof Structur		08	IRREGULAR 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		11	CLAY TILE 60		
Interior Floo		14	CARPET 40		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			3 100		
Bathrooms			2 100		
Frame		02	WOOD FRAME 100		
Stories		1.	1. 100		
Units			0 100		
Occupancy		00	NONE 100		
Quality		06	Quality Level 06		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		03
NEIGHBORHOOD/LOC		3041.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,260	100	2007	2,260	370,650
FGR	652	55	2007	359	58,878
FOP	132	30	2007	40	6,561
FOP	162	30	2007	49	8,036
FOP	220	30	2011	66	10,824
PTO	46	5	2011	2	328
TOTALS		3,472		2,776	455,277

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,776	128.9472	179.24	497,570	2007	2007	0	0
1 SNGL FAM 100% - 2008									
Heated Area: 2260									
HX Base Yr 2008									